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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

NUDA - CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN SY.NOS.345-B1, 345-C, 345-A2 IN PLOT NOS.9, 10, 11, 15, 16, 17 OF L.P.NO.101/95 OF MAGUNTA LAYOUT, NELLORE TO AN EXTENT OF 1783.14 SQ.MTS. AS APPLIED BY SMT. P. LAKSHMI, W/O. MASTHANAIHAH.

[Memo No.277926/M1/2016, Municipal Administration & Urban Development (M) Department, 23rd April,, 2018]

NOTIFICATION

The following draft variation to the land use envisaged in the Nellore General Town Planning Scheme (Master Plan) which was sanctioned in G.O.Ms.No.11 MA&UD Department, dated 07.01.2011, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect to these before the expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Nellore Municipal Corporation/ Nellore Urban Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The site is falling in Sy.Nos.345-B1, 345-C, 345-A2 in Plot Nos.9, 10, 11, 15, 16, 17 of L.P.No.101/95 of Magunta Layout, Nellore to an extent of 1783.14 Sq.mts. and measuring an extent of 1783.14 Sq.Mts. The boundaries of which are given in the schedule below, which was earmarked for residential land use in the General Town Planning Scheme (Master Plan) of Nellore, sanctioned G.O.Ms.No.11, Municipal Administration & Urban Development Department, Dated:07.01.2011 is now proposed to be designated as Commercial use by variation of change of land use as marked "A-D" in the revised part proposed land use map of GTP Map No.05/2017/G of Nellore and which is available in the office of the Nellore Municipal Corporation, subject to the following conditions:-

1. the applicant shall pay the development / conversion charges to the Nellore Municipal Corporation / Nellore Urban Development Authority as the case may be.
2. the applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference;
3. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Nellore Urban Development Authority/ Nellore Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
6. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
7. any other conditions as may be imposed by Vice Chairman, Nellore Urban Development Authority, Nellore.

SCHEDULE OF BOUNDARIES

North : Existing 40'-0" wide Road
East : Existing 100'-0" wide Mini By-pass road
South : Plot No.8 & 14 of LP No.101/95
West : Existing 33'-0" wide Road

R KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT